

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: December 16, 2004 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

**MANCHESTER PLANNING BOARD  
BUSINESS MEETING  
Thursday, December 16, 2004 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS (See enclosed):**

1. Approval of the Minutes of Meetings on November 18<sup>th</sup> & December 2<sup>nd</sup>.

**II. REGULATORY MATTERS:**

2. S-46-2004 Property located on Allard Drive, an application to consolidate and subdivide existing parcels into two lots – Allard Family LC  
**Public Hearing Held: 10/21/2004 [Remain Tabled]**  
**Statutory Deadline: 12/16/2004**
3. SP-21-2004 Property located at 661 Bell Street, an application for site plan approval for the construction of a 36 unit handicap accessible apartment building – Valley Vista, LLC  
**Public Hearing Held: 09/08/2004 & 10/14/2004 [Staff Report Enclosed]**  
**Extended Deadline: 12/16/2004**
4. SP-22-2004 Property located at 291 Shasta Street, an application for site plan approval for the construction of a two story building with a total of 27,113 sq. ft. of space for retail/wholesale use – Freeplay, LLC  
**Public Hearing Held: 10/14/2004 [Staff Report Enclosed]**  
**Statutory Deadline: 12/16/2004**
5. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval of a 30,800 sq. ft. building to be developed with six (6) airplane hangars – Aero-Hex Association  
**Public Hearing Held: 10/14/2004 [Remain Tabled]**  
**Statutory Deadline: 12/16/2004**

6. SP-26-2004 Property located on Allard Drive, an application for construction of an 11,651 sq. ft. warehouse/office addition, and a 2,040 sq. ft. garage for Ray the Mover – Allard Family LC  
**Public Hearing Held: 10/21/2004 [Remain Tabled]**  
**Statutory Deadline: 12/16/2004**
7. PD-06-2004 Property located at 915 S. Mammoth Road, an application to create a planned  
SP-17-2004 development, and for site plan approval for construction of three (3) self-storage buildings containing a total of 9,000 sq. ft. on a consolidated lot that contains two (2) commercial buildings – Verres Financial Corp.  
**Public Hearing Held: 10/14/2004 & 11/04/2004 [Staff Report Enclosed]**  
**Statutory Deadline: 12/16/2004**
8. CU-28-2004 Property located at 915 S. Mammoth Road, an application for a conditional use permit for a reduction from the required number of parking spaces – Verres Financial Corp.  
**Public Hearing Held: 10/14/2004 & 11/04/2004 [Remain Tabled]**  
**Statutory Deadline: 12/16/2004**

### III. OTHER BUSINESS ITEMS:

9. Any other business items from Staff or Board.

